

Public Comment Summary
LU-0007-2014
8515 Pocahontas Trail

This attachment provides verbatim public comments for the specified land use designation change application collected through Community Workshops, postcards, emails, the Comprehensive Plan hotline and online input surveys.

1. Hi. My name is Ellen Lorensen, and I live in Kingsmill. From what I here, Xanterra wants the Comprehensive Plan changed to convert the entire Woods Golf Course into residential zoning, which will allow them to build homes there wherever they want. This is going to harm the community and the golf course. This should not be allowed. They also want to make changes to the golf course. That is one thing, but they do not need to put houses where they are not needed. I certainly am against the whole thing. Xanterra wants to build more homes, and I don't know how they are going to support them. Thank you very much. (Hotline)
2. This is Mrs. Elizabeth Casey calling, a resident of Kingsmill. I am calling to express my opposition to what Xanterra is proposing to do by building out the woods course. I think it is awful. We bought into this beautiful community with the idea that we would have access to the resort and all of the open spaces. For them to come in and ruin our community by over-building is just terrible. I totally oppose what they want to do, and I hope that my vote will be counted against Xanterra. They wish to build out with houses on our beautiful open spaces where there are animals and nature, and that's why we wanted to live here. They're going against the promises that were made to us when we bought into this community. (Hotline)
3. Good morning, this is Carlton Casey, using the reference LU-0007-2014, Pocahontas Trail, Xanterra rezoned Woods Golf Course. I am calling to express my wish that you not change or allow the Comprehensive Plan to be changed or altered at this point. I think that we already have enough building having already occurred in James City County, specifically in the Kingsmill area. I feel that such activity will downgrade the rest of the property in Kingsmill, cause more congestion and destroy some of the open spaces we are accustomed to seeing. Let me share this example with you: I live in Burwell's Landing, and since Armistead Point has been developed we no longer see the owls, blue heron, black snakes, turtles, blue birds, bald eagles, or groundhogs. All we see are the deer eating the foliage from the cedar trees. This is what we're currently seeing as a result of just a few homes in Armistead Point, so whatever is done will change the environment and make it less appealing and interesting. Thank you. (Hotline)
4. We are opposed to residential over development and the conversion of recreational / green space land for unnecessary housing. In particular, LU-0007-2014, 8515 Pocahontas Trail - Xanterra Rezone Woods Golf Course. It would depress land values and contribute to a surplus of residential units in this locality. (Online survey)
5. I am very concerned with the continued development and planned development of large communities by outside development companies especially Xanterra. Kingsmill is large enough and overdeveloped as it is. On the other side, however, I am very concerned with the power of the Zoning and Planning Board and their recent oversteps when denying sewer to Steve Clymer on Hwy 5 and the steamroller tactics used. That was not only unprofessional but looked like a personal attack by members of the board against Mr Clymer (Online survey)
6. The actions proposed by Xanterra are counter to the reasons the current home owners purchased their homes at Kingsmill. (Online survey)
7. The proposal of Xanterra runs counter the reasons current residents chose Kingsmill as their desirable locations. (Online survey)
8. I do not care for the possible rezoning in Kingsmill to eliminate the Woods course to rezone for residential building in the future. (Online survey)

9. I am opposed to all of the new homes, condos etc. that Xanterra is trying to build in Kingsmill. (Online survey)
10. The Comprehensive Plan appears to ignore community Covenants, which are based on a "Declaration" integral to a "Master Plan" which is what I depended on when I bought a home in the Kingsmill community. A new developer (Xanterra) is ignoring the covenants to exploit KM at the expense of homeowners, forbidden to use their HOA for evaluation and comment. The Comprehensive Plan is negligent if not including compliance with covenants by the Developer when requesting changes. Unconstrained comment from the Homeowners Association (HOA) should be required before considering a zoning change within their community, particularly when directly affecting the community. (Online survey)
11. The constant effort to change the character of the Kingsmill community by Xanterra is an affront to the immediate neighborhood as well as the greater Williamsburg area. In particular, ANY development along the historically significant and environmentally sensitive Country Road should be denied. (Online survey)
12. Xanterra's continued piecemeal applications are insulting and time consuming for an overworked county government. They know there overall plans and have the corporate dollars to keep applying with different plans until everyone simply throws up their hands and approves. Corporate America will win again!!!! (Online survey)
13. LU-0007-2014,8515 Pocahontas Trail - Xanterra Rezone Woods Golf Course. Dear Sir/Ma'am. Let me add my voice to the others who have already voiced their concerns AGAINST this rezoning effort. Cutting out the woods and other green areas to build ever-more congested housing in and near the Kingsmill neighborhood demonstrates indifference toward existing residents and will cause harm to our local community and environment. Kingsmill is a bird sanctuary and home to many species of birds and other wildlife which will lose their habitat permanently should this proposal be permitted. Please vote against this proposal. My vote and my neighbors' votes in the next election, whether for you or your opponent, will be determined by this issue. Thank you, Joe Lenertz (Online survey)
14. Re: Xanterra's request to convert the KM Woods course to residential zoning, I say throw them a bone. There are no existing homes in that vicinity that such development would negatively impact. If they got to develop that area, they could perhaps be counted on to preserve the Plantation and River courses (and thereby the property values of the homes that do exist along those courses) and not ever seek to convert them into homesites. (Online survey)
15. Kingsmill already has many lots and finished homes for sale. Adding more supply can only depress prices and detract from the quality of the environment. Moreover, current access roads are not adequate to support construction traffic and the study undertaken uses standards that would not be considered acceptable to the community in the light of current traffic density. (Virtual Community Workshop)
16. As a resident of Kingsmill, I am not in favor of any expanded building in the community. Xanterra has failed to show any data saying additional housing units are in demand, failed to adequately plan/reimburse for the strain on James River Elementary School, and has failed to honor the promise made by the original builder that no new units would be built in the common areas. Also, the area to be razed is a forested natural area that will be lost forever if more homes are built. (Virtual Community Workshop)
17. Rezoning of the Wood Golf Course is a poor idea. It adds more homes to the buffer zone next to Busch Gardens. The new homes are under the fireworks zone, next to a dam and in a sensitive environmental area as well. Leave it as it has been for the last 40 years. Protect the open space and recreational areas. Don't make us Newport News. (Virtual Community Workshop)
18. Dear Commissioners: I am opposed to the proposal to rezone the Woods Golf Course of Kingsmill. This course was included as an amenity of the neighborhood of Kingsmill and shown on the overall map of the community by the developer/realtor when I considered making my new home here in Kingsmill. I have since learned that there is legal precedent for maintaining such

amenities over any decision to change the character of the community. Furthermore, such development as is being proposed would have a major impact on traffic on Wareham's Pond Road. We would be inundated with construction vehicles which have a deleterious effect on the Roads which we are obligated to support. The Buffers which were so carefully designed and maintained by the original developer would either disappear or be negatively impacted. I already live within a few hundred yards of Busch Gardens and the Brewery and have to live with a noise level not experienced by many others in the community. Any development in the Woods Course area as is being proposed by Xanterra would absolutely require a third entrance to the community such as the former commercial entrance used by the Brewery which opened out to Route 60 (Pocahontas Trail). (email)

19. Gentlemen, This correspondence is in response to the above referenced project. Please consider the project as a new project and not a project associated with the existing Kingsmill Tract in any way. Kingsmill is currently built out and in no way should this application be able to claim any association with the existing Kingsmill Development. The owners of property in Kingsmill are entitled by their deed restrictions to have the right to review and approve any changes to the community Master Plan as recorded in the James City County Deed books. Any attempt to supercede the home owners rights by avoiding this critical step in the planning process are irresponsible. Please require the developer to make a new application for a new subdivision along with this request for rezoning. This application should include a new access road from Pocohontas Drive. Thank you. (email)
20. Xanterra already plans to build 18 cottages on the river (which are not selling), 31 additional homes on the Plantation Course, and 200 units along Carter's Grove Country Road. Other developers are going to build 1250 homes next to Harris Teeter right outside Kingsmill and 650 homes next to Target at the Marquis Shopping Center. Now Xanterra is seeking to change the Comprehensive Plan land use designation and rezone the entire Woods Golf Course to residential with intent to build 81 more homes. Xanterra is clearly changing the character of Kingsmill, one of James City County's loveliest communities and causing devaluation of current homeowners' properties by overdevelopment; taking away sound, light and pollution buffers; ignoring Kingsmill covenants, degrading the quality of life within Kingsmill, and disregarding resident wishes. Much of what citizens bought when they purchased homes in Kingsmill has been taken away. Because Xanterra holds a majority representation on the KCSA Board, and resident board members are forbidden by law to speak out against the developer, current residents have no clear voice or mechanism to speak as a group. The Board of Supervisors is our only means of stopping Xanterra from changing the character of Kingsmill forever and likely leaving town after collecting their money. Xanterra is a large corporation with no history of a presence in this area. They have already tried to circumvent laws regarding Virginia's rivers, wetlands, native plant life, and ignored restrictions relative to building in eagle protection areas. Please listen to the wishes of your citizenry and deny Xanterra's proposed changes to the Comprehensive Land Use Design and rezoning of the entire Woods Course to residential with intent to build 81 additional homes. (email)
21. I am a resident of kingsmill and oppose to the re zoning of the LU-0007-2014, 8515 Pocahontas Trail - Xanterra Woods Golf Course. These people are only interested in making money by any mean. They care less about the community the uniqueness of the Williamsburg area and Kingsmill by their green space, quiet and uncrowded neighborhoods. We don't want one day to see our area becoming like Fairfax or other crowded locations. Thank you for reading my comment. (email)
22. The area proposed for rezoning is a biologically sensitive area and development of the proposed homes and lots could have severe impact on endangers and threatened plants and wildlife. RECOMMEND- DISAPPROVAL See attached: Virginia Department of Conservation and Recreation: Rezoning and development of the land along the Country Road that was originally designated as open space could negatively impact the long-term viability of these resources by

greatly reducing their forested buffer, altering microclimatic conditions (decreasing humidity), increasing run-off, and encouraging invasive exotic plants. The Virginia Natural Heritage Program strongly recommends that the land along the Country Road not be rezoned but continue to be maintained as a natural area. In addition, two state-rare plants, pink thoroughwort and mountain camellia, have been documented in the project area. Pink thoroughwort is a loosely clumping perennial herb with opposite, ovate leaves and pink florets. It occupies mesic to dry, open forests, woodlands and clearings over calcareous and mafic rocks and coastal shell deposits and is rare throughout the state (Weakley, et al). Mountain camellia is a mountain-coastal plain disjunct. Mountain camellia is uncommon throughout its range and is considered very rare in Virginia. A shrub of the tea family, mountain camellias have simple oval leaves and bear white flowers in mid-summer. They tend to grow on wooded bluffs and slopes with alkaline soils. Threats to populations include direct habitat destruction from clearing or erosion and alteration of the species microclimate through clearing of adjacent lands (Clark, 1993). This species is currently known from only 4 locations and historically known from multiple locations in Virginia. Please consider our environment and disapprove this request to destroy a fragile ecosystem. (email)

23. Mr. Vernon Geddy proposes on behalf of his client Xanterra: LU-0007-2014, 8515 Pocahontas Trail

"The future plans for the property, assuming changes to the... Comprehensive Plan land use designation and zoning district have been approved, are to redevelop 4 of the existing Woods Golf holes (holes numbers 12 through 15) and to then introduce 81 single family homes generally as shown on the conceptual plan attached here to."

This would be a gross misuse of this property and would not fit in with the JCC Comprehensive plan goals. Looking at the needs of the community to attract tourism and jobs, adding 81 homes to a geographic area that is already overbuilt is foolish. Additionally this area borders Busch Gardens, a major source of revenues and jobs. Homes next to it will be adversely effected by noise, light, sound, smell and traffic. If this area is rezoned R-4 it is unlikely Xanterra or future developers will stop at the proposed 81 homes. They will soon "announce" downsizing from 3 to 2 golf course and open another 200 acres up to high + low density residential development.

As the Comprehensive Plan considers the entire area, there are already 650 homes being built across I-64 in the Marquis area and an additional 1250 homes in the Quarterpath/Riverside area. Since between 2012 and 2015 we will have approved approximately 2000 homes in an around Kingsmill, should we be adding residential property or preserving Green Space, Habitat, Recreational Opportunity and Buffer Zones? Recently the cities of Hampton and Virginia Beach have been forced to spend millions of taxpayer dollars to purchase buffer zone area around major employers. James City County is **very** lucky in that the Carter's Grove County Road and the Woods Golf Course already provide excellent, existing, free buffers around two of the major employers in James City County, InBev-Busch Brewery and Burch Gardens Park.

The JCC Comprehensive plan must seek to maintain and protect these buffers.

The request to turn a resident's Golf Course into unneeded homes and to remove buffers from key business assets must be rejected.

The JCC Comprehensive Plan values green space, habitat, environmental preservation as well as **not** taking actions that threaten or impose on existing homeowners and vital business interests. Changing this to R4 residential would be bad for the community.

Please reject LU-0007-2014, 8515 Pocahontas Trail and leave the area as it is, zoned light industrial. Consider placing additional restrictions to maintain the land as is and prevent future ill- conceived development. Additionally portions of this area are subject to review by Virginia DCR in the Grove Creek Conservation Site. (email)

24. In reference to the plans of Xanterra on the above subject ;

1. The plans run counter to the reasons current home owners at Kingsmill purchased their homes.

2. The golf course is a primary recreational facility for the enjoyment of the current resident senior citizens.
3. It reduces the open spaces of the Kingsmill resort area. (email)
25. LU-0007-2014,8515 Pocahontas Trail - Xanterra Rezone Woods Golf Course
 Growth is good and keeps the community alive. Just do not allow too much growth too fast and keep up with increasing road and stop light capacity.
 We need a longer turn lane into Kingsmill from 199. There have been several near miss accidents at that location.
 I know it costs more to the developer & new homeowner but continue requiring community setbacks, with trees other shrubs. Please give us a semi-rural look not a concrete jungle .
 What powers do you have to control badly deteriorated properties or properties that are not livable such as along # 60 from Bush Gardens through Grove? (email)
26. Dear Members of the Planning Commission,
 We are not in favor of Xanterra's plans to add so many new homes to Kingsmill, especially in areas which were not previously designated for houses. We just received a communication from Kingsmill Realty which listed 72 single family homes, 27 condos/townhouses, and a number of lots currently on the market. Other properties are currently unoccupied but not for sale, and these are yet to be added to the list. The proposed new homes (along with the hundreds of others already approved for new communities nearby) will further increase the imbalance of supply and demand, thereby depressing home values. Within Kingsmill the growth will certainly overwhelm the community recreation center on Wareham's Pond Road and force current residents (KCSA) to invest more in larger facilities. It is one thing to build out a new area from scratch but another thing altogether to expand dramatically within an existing community, where the development affects existing residents in many ways. For James City County the already approved growth will strain the school system and other public resources, and we feel it is time for some restraint. (email)
27. I believe that the Woods Golf Course was not build with housing in mind and should remain without housing. As to building on Carter's Grove Road - it was also not built for housing and as I understand most of them would be close to the Brewery and Bush Gardens which would mean constant noise from the amusement park and smells from the brewery. Would this be included in the advertisement's when selling the houses.....
 Although all of that is of concern - my main concern would be for consideration of the impact all of this would have on the schools - would we now have to build several more schools, the impact on the utilities - water especially. This is not just a case of more revenue in taxes etc. -- this would not cover all of the expenses associated with more people.
 I am also thinking of the huge amount of people associated with the building of homes next to the new Riverside Hospital, this will have a large impact on all of the above and TRAFFIC in the area. I don't believe the roads are adequate to take care of that many extra cars in the area. Our once peaceful area will now be one hugh traffic jam. (email)
28. I am writing my concerns for the rezoning of the Woods Golf Course area in the Kingsmill Development. I oppose this rezoning. There are already more homes purposed. That means more traffic in the neighborhood, wear and tear on the roads, and more security to mention a few of my concerns. One of the reasons we purchased our home was because of all the green areas and not to see home after home. Please do not destroy the Woods Golf Course area. (email)
29. We are longtime residents of Kingsmill. We never leave or come home that we do not feel a mix of joy, thankfulness and pride that we live in the midst of lush trees, an array of birds, lovely waterways, and homes that are approved for construction because they meet the high standards that used to be part of the Kingsmill tradition. What is being proposed by Xanterra makes a mockery of this tradition, trees come down; cheap homes are thrown up and the Kingsmill we chose for our home and take pride in maintaining and passing on to those who follow us is destroyed. Please do not allow this to happen. (email)

30. Please do not allow this to happen! I have attended many of the JCC hearings regarding Xanterra's plans & it is quite clear how the Kingsmill community feels about their proposals. We who bought here were sold a vision of how life would be and we trusted and invested in that. It is apparent to most all who are witnessing Xanterra's aggressive pursuits, that they are first and foremost, A MONEY MAKING MACHINE. So narcissistic: Masters of manipulation! Please do not allow them to manipulate the JCC!!
- Given the extraordinary development that is proposed in the surrounding areas adjacent to Kingsmill and the surplus of homes for sale in Kingsmill, I cannot fathom who in their right mind would buy homes in the backyard of Anheuser-Busch or Busch Gardens given the unpleasant noise, sights and smells associated with those proposed homes! What no one has asked at the JCC hearings is: Could we have a raise of hands of all the folks who would invest their hard-earned cash in one of Xanterra's proposed homes in Kingsmill? (I guess that's not a legal thing to do in that venue). I can foresee our homes devaluing if Xanterra's plans are approved by JCC and a glut of unsaleable Xanterra/ Winding Road homes sitting there not selling, (just like The Cottages) in the pursuit of the almighty dollar; destroying the natural architectural buffers. You've heard it over and over and I am just one small voice, but I beg you, do not let these masters of manipulation get away with something that is so very wrong for a community that treasures the beauty of nature and preservation of the environment. (email)
31. Dear Sir/Ma'am, Let me add my voice to the others who have already voiced their concerns AGAINST this rezoning effort. Cutting out the woods and other green areas to build ever-more congested housing in and near the Kingsmill neighborhood demonstrates indifference toward existing residents and will cause harm to our local community and environment. Kingsmill is a bird sanctuary and home to many species of birds and other wildlife which will lose their habitat permanently should this proposal be permitted. Please vote against this proposal. My vote and my neighbors' votes in the next election, whether for you or your opponent, will be determined by this issue. (email)
32. The James City County Citizens' Coalition (J4C) opposes application LU-0007-2014, seeking to re-designate 349 acres in the area of Kingsmill that is now the Woods golf course, to allow the construction of 81 homes. We have for some time monitored Xanterra's plans for development here and along the Kingsmill Country Road. We are concerned because unique botanical resources exist in these areas that will be threatened by residential building. In addition, the Virginia Department of Conservation and Recreation (DCR) has documented that sites for the rare coastal plain dry calcareous forest exist in this area on the south-facing slopes of Grove Creek below the Rhine River dam. Disturbances to either side of this ravine will impact the entire ravine and destroy the rare and fragile environment it supports. In order to protect these resources, the J4C joined Dr. Donna Ware, Retired Herbarium Curator at the College of William & Mary, and others in seeking Xanterra's commitment to a continuous, undisturbed buffer, at least 150' wide, in areas where any G1, G2, S1, or S2 plant communities (as listed by DCR) are documented and between any cleared area and ravine precipices. That commitment was not forthcoming. Consequently J4C opposed Xanterra's March 2014 rezoning and master plan amendment requests and we now ask that you deny this application.
- Our position is supported by Environmental Section 3 of the County's 2009 Comprehensive Plan that focuses on protection and conservation of environmentally sensitive areas, especially section 3.5 that states in part "... ensure the preservation to the maximum extent possible of rare ... species, ... and other environmentally sensitive areas." More information about these resources can be found in a summary of Dr. Ware's January 2014 presentation on the J4C website. (email)